



Town of Erie Area

Conditions Survey

Erie, Colorado

Surveyed and Submitted February 2012

Prepared for:

Town of Erie Urban Renewal Authority (TOEURA)
Erie Board of Trustees

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Town of Erie, Colorado

1.0 Introduction

The following report, the *Town of Erie Area Conditions Survey* (the “Survey”) was prepared for the Erie Urban Renewal Authority (TOEURA) and Erie Board of Trustees in February 2012. The purpose of this work was to analyze conditions within a defined area (referred to here as “the Survey Area” and the “Area”) located within the Town of Erie and Boulder and Weld Counties, Colorado and determine: first, whether factors contributing to blight are present; and second, if enough factors are present such that the Area is eligible as an urban renewal area under the provisions of the Colorado Urban Renewal Law.

As the first step in the determination of blight and establishment of an urban renewal area, preparation of a conditions survey is also an important step in advancing community goals. Whereas the two paramount goals of any urban renewal plan are to eliminate blight and advance the community’s comprehensive planning goals, the survey and subsequently the plan are the vehicles where investment and reinvestment challenges (blight) in the area are documented and the strategy to address them, defined.

Establishment of an urban renewal plan area, after a declaration of blight, will allow the Town of Erie, through its urban renewal authority, to use designated powers to assist in the mitigation of blighting conditions in the urban renewal plan area and improvement of infrastructure within and adjacent to its boundaries.

2.0 Definition of Blight

A determination of blight is a cumulative conclusion based on the presence of several physical, environmental, and social factors defined by state law. In reality, blight is often attributable to a multiplicity of conditions, which, in combination, tend to contribute to the phenomenon of deterioration of an area. For purposes of this Survey, the definition of a blighted area is based upon the definition articulated in the Colorado Urban Renewal Law, as follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title non-marketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: Colorado Revised Statute 31-25-103(2).

While the conclusion of whether an area constitutes a legally “blighted area” is a determination left to municipal legislative bodies, this Survey provides detailed documentation of the aforementioned physical, environmental and social factors as

they exist within the boundaries defined herein. Note: It is not legally necessary for every factor to be present in an area in order for it to be considered “blighted”. In addition, a given factor need not be present on each and every parcel or building to be counted, but must be found somewhere in the area as a whole. In other words, the presence of one or more well-maintained, non-blighted buildings or parcels does not necessarily preclude a finding of blight for a larger area in which blighting factors are present elsewhere¹. Rather, an area qualifies as blighted when *four* or more factors are present (or *five* factors, in cases where the use of eminent domain is anticipated). As explained in item (l) above, this threshold may be reduced to the presence of *one* blighting factor in cases where no property owners and tenants within the boundaries of the area object to inclusion in an urban renewal plan area.

With this understanding, the *Town of Erie Area Conditions Survey* presents an overview of factors within the Survey Area sufficient to make a determination of blight. Note, that while this report makes certain recommendations related to the presence of specific factors, the Erie Board of Trustees will make the final determination as to whether the Survey Area constitutes a “blighted area” under Colorado Urban Renewal Law.

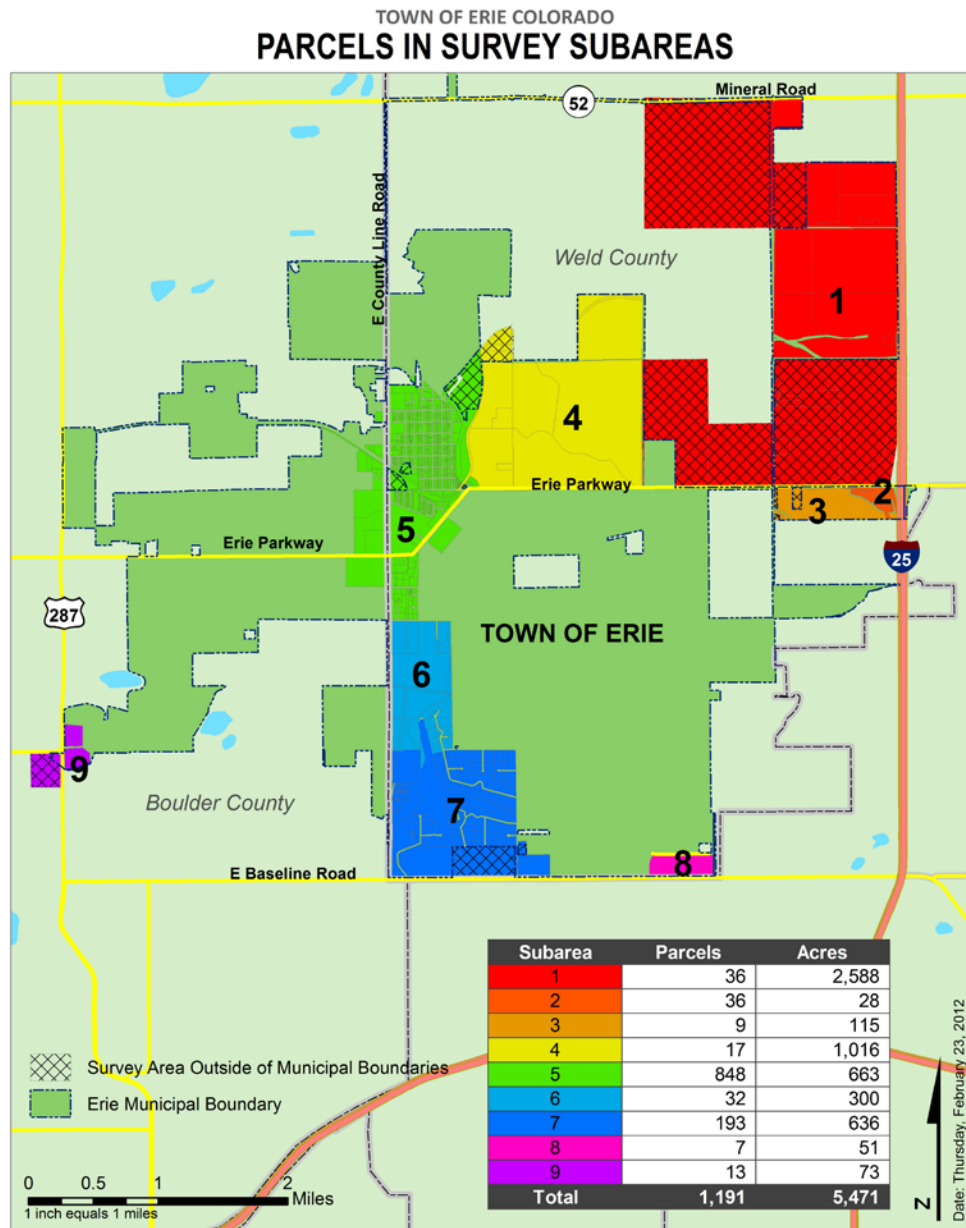
3.0 Survey Area Facts

The Survey Area consists of 1,191 parcels of land, as well as adjacent and internal rights-of-way which collectively consist of approximately 5,471 acres. Generally, the Interstate 25 (I-25) Corridor provides the Survey Area’s eastern boundary, State Highway 52 its northern boundary, State Highway 287 its western boundary, and State Highway 7 its southern boundary. Given its size and number of parcels, the Survey Area has been divided into 9 “super blocks” or subareas as illustrated in Figure 1 on the following page. For this reason, the “Summary of Findings” (Section 5.0) provides conclusions regarding the analysis and presence of qualifying conditions by subarea, rather than by parcel.

As reflected in Figure 1 on the following page, not all properties within these boundaries were included, but rather select parcels and concentrations of parcels located adjacent to several of the Town’s major arterials. Properties within the Survey Area are owned by numerous local, regional and out-of-state interests and all were notified that the Survey was being conducted.

¹ While not clearly addressed in Colorado Urban Renewal law, this interpretation has been favored by the courts.

Figure 1: Survey Subarea Map



4.0 Study Methodology

Ricker|Cunningham personnel conducted field investigations in January and February of 2012 for the purpose of documenting conditions within the categories of blight shown above. Pertinent Geographic Information Systems (GIS) data from the Boulder and Weld Counties Assessor's Offices and Town of Erie were also obtained and subsequently analyzed. Finally, discussions with Town of Erie staff and TOEURA representatives were conducted and collectively the results of these efforts are discussed herein.

Whereas the 11 factors listed in the Urban Renewal Law (see Section 2.0 of this report) contain few specific details or quantitative benchmarks to guide the conditions survey process, Ricker|Cunningham has developed a checklist of more specific categories of blighting conditions within each statutory factor to aid in the identification and characterization of blight factors. This checklist has been used in nearly 50 urban renewal conditions surveys for dozens of municipalities across Colorado, and the Southern and Western United States.

(a) Slum, deteriorated, or deteriorating structures

This factor is said to be present when the physical condition of structures in the area present specific life-safety concerns. Sub-categories include:

- Roof deterioration or damage
- Wall, fascia board and/or soffit deterioration or damage
- Foundation problems (can also be inferred from subsidence)
- Gutter and / or downspouts absent or deteriorating
- Exterior finish deterioration (i.e. peeling or badly faded paint, crumbling stucco, cracked masonry, etc.)
- Window and / or door deterioration or damage
- Stairway and / or fire escape deterioration or damage
- Mechanical equipment (problems with or damage to major mechanical elements of primary structure)
- Loading areas damage or deterioration
- Fence, wall and / or gate damage or deterioration
- Other structural deterioration to significant non-primary structures

(b) Predominance of defective or inadequate street layout

This factor is said to be present when the layout (or non-existence) of streets or roads creates problems impacting health, safety, welfare or sound development. Sub-categories include:

- Vehicular access (ingress and/or egress options for automobile traffic are unsafe, missing, or significantly inconvenient for visitor or customers)
- Internal circulation (non-public, internal roadways or driveways are unsafe, significantly inconvenient or present safety problems relative to their interaction with public roads)
- Driveway definitions and / or curb cuts unsafe or significantly inconvenient
- Parking layout substandard causing safety or access problems
- Traffic accident history (disproportionate share of reported vehicular accidents)

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

This factor is said to be present when lot size or configuration inhibits or is likely to inhibit sound development. Sub-categories include:

- Faulty lot shape or layout (narrow, triangular, split, or other shapes incompatible with most land uses); an include parcels that are blocked from direct vehicular access by other parcels
- Vehicular access unsafe, missing or significantly inconvenient
- Inadequate lot size (i.e. downtown and/or historical environments that have been subdivided)

(d) Unsanitary or unsafe conditions

This factor is said to be present when safety hazards and conditions are likely to have adverse effects on the health or welfare of persons in the area due to problems with a lack of infrastructure. Sub-categories include:

- Poorly lit or unlit areas
- Cracked or uneven sidewalks
- Hazardous contaminants
- Poor drainage

- Flood hazard (within a 100 year flood zone, according to FEMA)
- Grading and / or steep slopes that presents a safety hazard
- Unscreened trash or mechanical equipment or openly accessible dumpsters (note - this is scored as a safety problem under this statutory factor even if not a municipal code violation)
- Pedestrian safety conditions which present a clear danger (i.e., sidewalk problems, lack of crosswalks/crossing lights, fast-moving traffic, etc.)
- High crime incidence (disproportionate share of police calls for service)
- Vagrants, vandalism and / or graffiti suggesting an unsafe urban environments

(e) Deterioration of site or other improvements

This factor is related to factor (a), and said to be present when land and/or structures have been either damaged or neglected. Sub-categories include:

- Presence of billboards
- Signage deteriorating or damaged
- Neglected or poorly maintained properties, streets, alleys, sidewalks, and other public improvements
- Trash, debris and / or weeds
- Parking surface, curb and / or gutter deteriorated or an absence thereof
- Lack of landscaping on properties with an expectation of landscaping (due to zoning or context) or landscaping that has become neglected

(f) Unusual topography or inadequate public improvements or utilities

This factor represents the combination of two formerly separate factors. To that end, it is said to be present when the topography is incompatible with development (hilly, sloped, etc.) or properties are lacking complete public infrastructure. Sub-categories include:

- Slopes or unusual terrain
- Street pavement deterioration or absence
- Curb and gutter deterioration or absence
- Street lighting inadequate, damaged or missing
- Overhead utilities in place
- Lack of sidewalks (or significant damage)
- Water and / or sewer service missing or in need of repair or replacement

- Storm sewer and drainage infrastructure missing or damaged

(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions, unclear ownership, etc. Due to the expense of title searches, this blight factor is typically not examined unless developers or land owners provide documentation of known problematic title issues. (No sub-categories).

(h) The existence of conditions that endanger life or property by fire or other causes

This factor is said to be present when site and / or building maintenance or use issues exist that may threaten site users. This factor also includes potential threats from fire or other causes. Sub-categories include:

- Fire safety problems based on discussions with fire department personnel or evidence of recent fire
- Hazardous contaminants
- High crime incidence (included in other factors)
- Floodplain or flood hazard (included in other factors)

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor is said to be present when primary improvements, specifically those described in the context of factors (a) and (d) above, as well as property, poses a danger to the extent that habitation and/or daily use is considered unsafe. Sub-categories include:

- Hazardous contaminants
- Fire safety problems
- Buildings and facilities that appear unsafe from exterior observation

(j) Environmental contamination of buildings or property

This factor is said to be present when there exist threats from chemical or biological contamination. Unlike category (i) above, this factor can be said to exist even when such contamination does not pose a direct health hazard, so long as it causes other problems (i.e. inhibits development). Sub-categories include:

- Hazardous contaminants

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor is said to be present when properties or their improvements are underutilized; or, there is a disproportionate amount of public service being provided. For instance, properties generating frequent calls for police, code enforcement or fire service and therefore, requiring more than their share of municipal services. Sub-categories include:

- High fire call volume
- High crime incidence (reflected in police calls for service)
- Site underutilization (vacant land or buildings)

5.0 Summary of Findings

The presence of blight that “...*substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare...*” [Colorado Revised Statute 31-25-103(2)]

It is the conclusion of this Survey that, within the Survey Area described in this report, there are adverse physical conditions sufficient to meet criteria established in the Statute as "blighting factors." As described herein, there are 10 of 11 blight factors present including: (a) slum, deteriorated and deteriorating structures; (b) predominance of defective or inadequate street layout; (c) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (d) unsanitary or unsafe conditions; (e) deterioration of site or other improvements; (f) unusual topography or inadequate public improvements or utilities; (h) existence of conditions that endanger life or

property by fire or other causes; i) buildings that are unsafe or unhealthy; (j) environmental contamination; and, k.5) substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Factors that were either observed or identified included several dilapidated structures that appeared unsafe and / or unhealthy in and around the Historic Downtown Erie area (Subarea 5), inadequate provisions for vehicular and pedestrian movement and inadequate public improvements particularly in the large tracts of land located adjacent to the I-25 Corridor and south on County Line Road, environmental contamination, and the presence of a flood zone which, when taken together along with obvious site underutilization and building vacancies, could lead the legislative body to a finding that the Survey Area is blighted. Ten of the 11 possible qualifying blight factors specified by the law were found to at least some extent in the Survey Area as a whole (all of which were also found to be present and significant in terms of their potential to “negatively impact welfare, safety and development potential”), each of which is described in detail in the discussion that follows.

(a) Slum, deteriorated, or deteriorating structures

No interior inspections were conducted as part of this Survey, but close external observations indicate that among the structures present within the Area, a significant number (particularly in the Historic Downtown Erie area (Subarea 5)) suffer from various levels of deterioration and neglect. Both primary and secondary structures exhibited signs of peeling paint, broken windows, crumbling foundations, roof damage and overall property neglect. Some mechanical equipment located outside of select commercial buildings is not enclosed and shows signs of rust. Within Subarea 6 and the Austin Industrial Park specifically, as well as along several major arterials, there is evidence of fence damage and other non-structural deterioration.

The following sub-categories of factor (b) were found in the Survey Area:

- Roof deterioration and damage (Subarea 5)
- Wall, fascia board and soffit deterioration and damage (Subareas 5 and 7)
- Foundation problems (can also be inferred from subsidence) (Subarea 5)
- Gutter and downspout deterioration (Subarea 5)
- Exterior finish deterioration (Subarea 5)
- Window and door deterioration and damage (Subarea 5)

- Mechanical equipment damage (Subareas 5 and 9)
- Loading area damage and deterioration (Subarea 5)
- Fence, wall, gate damage and deterioration (Subareas 5, 7 and 9)
- Deteriorating structures (Subareas 5 and 7)

(b) Predominance of defective or inadequate street layout

Predominance of defective or inadequate street layout can be considered present when existing roads are insufficient to meet the needs of improvements within the Area, or there is a lack of streets or the streets that are in place are deteriorating. Within the Survey Area, both conditions exist. Subareas 1 through 4 and 6 through 9 have several vacant (lacking horizontal and vertical infrastructure) and unimproved (lacking significant vertical structures) parcels lacking internal roadways and adequate points of access (driveway definition). Along with a lack of internal streets is a lack of lighting (internal), sidewalks and parking areas making the properties within these subareas largely inaccessible and deficient in terms of improvements required by zoning. Within the Historic Downtown Erie (Subarea 5), Austin Industrial (Subarea 6) and Airpark (Subarea 7) areas, existing roads and parking areas are frequently a combination of gravel and pavement and many exhibit deterioration.

The following sub-categories of factor (b) were found in the Survey Area:

- Vehicular access, both ingress and egress are either lacking or awkward (Subareas 1 – 8)
- Complete streets do not exist making conditions unsafe (Subareas 1 – 8)
- Driveway definitions and curb cuts are unsafe and do not exist (Subareas 1 – 9)
- Parking layout substandard (Subareas 5 – 8)

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Because lot constraints associated with access are typically a byproduct of inadequate streets, the Survey Area suffers from this blight factor for the reasons explained under (b) above. In addition to poor vehicular access and a lack of roadway improvements for both vehicular and non-vehicular movement, parcels within Subareas 1 through 4 and 6 through 9 have limited use in their current condition due to size (large). Conversely, several lots in the Historic Downtown

Erie area (Subarea 5) have limited usefulness due to their size (and / or shape) being either too small (for redevelopment) or irregular.

A data search of well surface locations published by the Colorado Oil and Gas Commission showed that there are numerous active and drilled, planned and undrilled oil and gas facilities within the Survey Area. Whereas acquisition of mineral rights for oil and gas drilling and the easements associated with well drilling can be expensive and difficult to acquire. For this reason, they are often an encumbrance to development and identified here as present and an impact to property usefulness.

The following sub-categories of factor (c) were found in the Survey Area:

- Faulty lot shape or layout (Subareas 1 - 9)
- Vehicular access unsafe, missing or significantly inconvenient (Subareas 1 - 9)
- Inadequate lot size (Subareas 1, 2, 4 - 7, 9)

(d) Unsanitary or unsafe conditions

Multiple factors contribute to unsafe conditions in the Survey Area, among them a lack of complete streets. As explained under (b) above, complete streets provide a safe environment for both vehicular and non-vehicular traffic. Unsanitary and unsafe conditions can also result from the presence of environmental concerns, flood zones, and other physical site constraints, as well as incidents of crime.

According to an Environmental Protection Agency (EPA) report (October 2011), there are two areas of concern within the Survey Area with regard to environmental contamination. One is classified as a brownfield property and the other as possessing hazardous waste. These parcels are located in Subareas 1, 3 and 5.

While properties in the Area are generally flat, a FEMA-issued flood map (Community Panel 080181 0001 D) was examined for the Survey Area, indicating that a 100-year (1 percent annual) flood hazard zone impacts properties within Subareas 5, 6 and 7. Its location is reflected in the map in Figure 3. Location within a flood hazard zone represents an endangerment to property and (to a lesser extent) life from this “other cause.”

Figure 2:

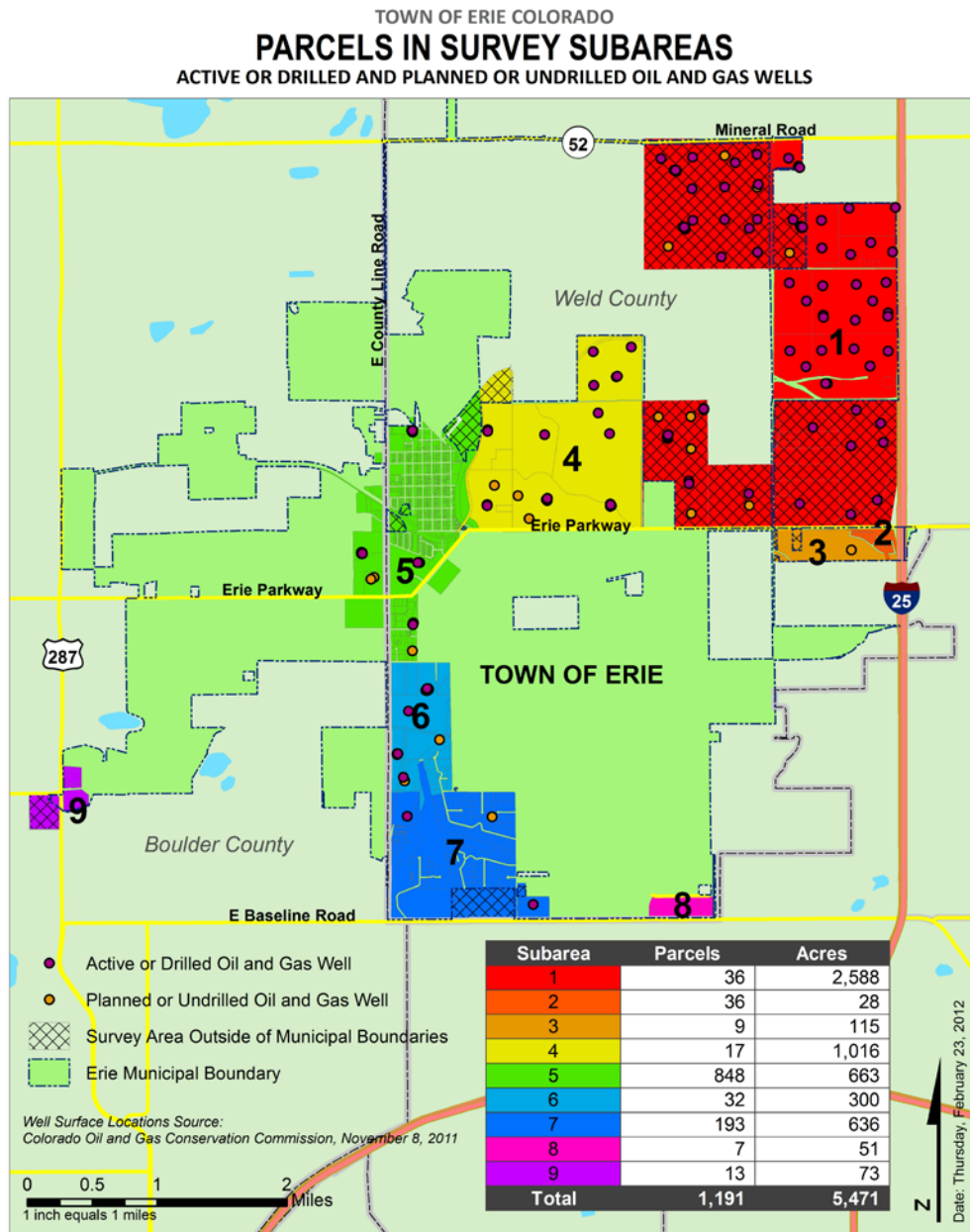
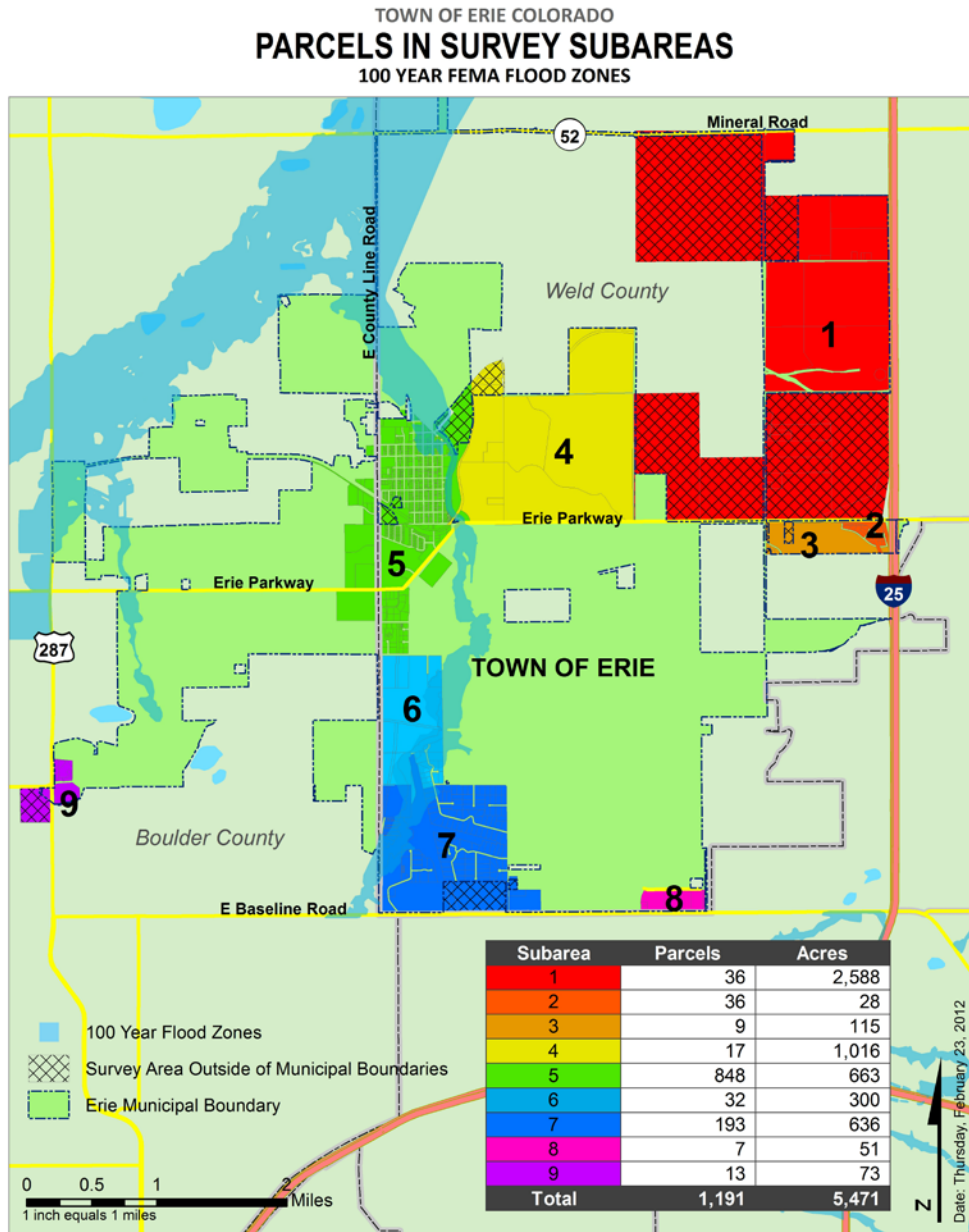


Figure 3:



With regard to incidents of crime, according to the Erie Police Department, the Historic Downtown Erie (Subarea 5) has generated more than 3,100 calls for service since January 2008, a figure considered disproportionately high (19% of all reports) when compared with other sectors of the Town. Specifically, this represents the second highest number of police reports taken for all subdivisions within the community. Historic Downtown Erie has the highest number of incidents on a per capita basis, though, given its density.

The following sub-categories of factor (d) were found in the Survey Area:

- Poorly lit and unlit areas (Subareas 1 - 9)
- Cracked and uneven sidewalks (Subareas 5 and 6)
- Hazardous contaminants (Subareas 1, 3 and 5)
- Poor drainage (Subareas 5, 7 and 9)
- Flood hazard (Subareas 5 - 7)
- Grading and steep slopes (Subareas 4, 7 and 9)
- Unscreened trash and mechanical equipment, as well as openly accessible dumpsters (Subareas 5)
- Pedestrian safety conditions which present a clear danger (Subareas 1- 8)
- High crime incidence (Subarea 5)
- Graffiti (Subarea 5)

(e) Deterioration of site or other improvements

Sites in the Survey Area include a mix of maintained and poorly maintained residential and commercial properties, along with vacant and unimproved tracts. Many parking surfaces, on- and off-site, are cracked or a combination of gravel and paving. The age and quality of landscaping and signage varies significantly within the Area and even within the subareas. Generally, Subareas 5, 6, 7 and 9 exhibited the most instances of site deterioration. Specifically, there is sign damage in Subareas 5, 7 and 9. There are weeds and a lack of landscaping in Subarea 5, and Subareas 5 through 7, respectively. Finally, there is parking surface deterioration in Subareas 5 and 7. Unimproved properties that exhibited this factor were identified because they lacked specific improvements required by zoning.

The following sub-categories of factor (e) were found in the Survey Area:

- Signage deteriorating and damaged (Subareas 5, 7 and 9)
- Neglected and poorly maintained properties, streets, alleys, sidewalks, and other public improvements (Subarea 5)
- Trash, debris and weeds (Subarea 5)
- Parking surface, curb and gutter deterioration and or an absence (Subareas 5 and 7)
- Lack of landscaping (Subareas 5 - 7)

(f) Unusual topography or inadequate public improvements or utilities

While the Survey Area is generally flat but does include instances of hilly areas in Subareas 4, 5, 7 and 9. With regard to improvements and utilities, these include streets, curbs, lighting, sidewalks, bicycle paths and trails, as well as the presence of overhead utilities and the capacity of water, sewer and storm sewer infrastructure. The absence of streets, lighting, sidewalks, bicycle paths and trails are addressed under factors (a), (b), and (c) above and provided in detail on the following page. Overhead utilities are visible throughout the Historic Downtown Erie area (Subarea 5), as well as in Subareas 7 and 9. The absence and capacity of water, sewer and storm sewer infrastructure by subarea is described below. According to the Town of Erie Public Works Department, there are several infrastructure deficiencies within the Survey Area. These items are summarized by infrastructure category and by impacted subarea (in parentheses) as follows:

Roads

- State Highway 52 at Weld County Roads 3, 5 and 7 are stop-controlled intersections that will need traffic signals (1)
- Weld County Road 12 east of Weld County 7 is a gravel road (1)
- Jasper Road and Jay Road are two lane roads without bike shoulders and require alignment improvements at curves (5)
- Weld County 10 ½ is a two lane road without bike shoulders (4)
- Weld County 1 ½ is a gravel road located in the County (4)
- Weld County 10 between Weld County 3 and I-25 is a gravel road (1, 4)
- Erie Parkway east of Briggs Street crosses Coal Creek at a sharp turn; a new bridge is required to straighten alignment (5)
- Erie Parkway, east of Briggs Street to I-25, does not have street lights (1 through 5)
- Erie Parkway at Weld County Roads 3, 5, and 7 are all stop-controlled intersections, which will require traffic signals in the future (1,4)
- Arapahoe Road at County Line is a stop-controlled intersection needing traffic signal (6)
- Arapahoe Road and SH 287 intersection improvements including an additional through lane and double left turn are needed (9)

- Arapahoe Road improvements east and west of SH 287 are needed including shoulder and additional through lanes (9)
- East County Line Road at South Main Street alignment requires improvements (7)
- East County Line Road north of Jay Road is a two lane roadway without bike shoulders (5)
- Airport Drive north of SH 7 is a stop-controlled intersection that requires a signal (7)
- Airport Drive is a two lane roadway without bike shoulders (7)
- Roadway improvements are needed for Sheridan Boulevard (8)
- Additional access will be needed to SH 287 with a signal between Sheridan Boulevard and Mountain View Boulevard (8)
- Bonanza Drive is a two lane roadway without a bike shoulder and street lights (7)
- Weld County 3 north of Erie Parkway is a gravel road (4)
- Weld County 5 is a two lane road without bike shoulders (1)
- Weld County 7 two lane without bike shoulders (1, 3)
- I-25 at Erie Parkway needs signals at ramps in the future (1, 2)
- I-25 at Weld County 10 will need an interchange in the future (1)
- I-25 at Weld County 12 will need an interchange in the future (1)
- Streets in Airpark Subdivision need sidewalks, drainage improvements, street repairs, and street lights (7)
- Austin Industrial Park lacks sidewalks and needs drainage improvements (5)
- SH 7 realignment needed to connect to Arapahoe Road (7)
- Arapahoe Road needs wider shoulder to accommodate bike lanes between 119th and County Line Road (6)
- Vista Point Estates needs a sidewalk (6)
- Briggs Street north of Evans needs the sidewalk extended on the west side (5)
- North and east sides of Vista Parkway in Vista Point need sidewalks (6)
- Vista Parkway west of Coal Creek needs a sidewalk (6)
- Left turn lane needed at the intersection of Bonnell Ave and County Line Road (5)
- County Line Road at Vista Parkway, Bonnell Avenue, Austin Avenue, and Maxwell Avenue are all stop-controlled intersections, which will require traffic signals in the future (5, 6)
- County Line Road between Balcom and Cheesman do not have sidewalks on east side of road, limiting access for children walking to elementary school (5)
- County Line Road at South Main has line of site issues and intersection needs to be relocated (7)
- County Line Road between Moffatt and Cheesman needs left turn lane for access to elementary school (5)
- County Line Road at Bonnell needs left turn lane onto Bonnell (5)
- Weld County Road 5 north of Highway 52 needs bridge improvements over the Sullivan Ditch (1)
- Meller Street is only half-built north of Sunwest to just south of Telleen (5)

Water and Waste Water Infrastructure

- The waterline in Cessna Drive north of Commander Drive should be looped (6)
- No sewer are present south and west of SH 287 and Arapahoe Road (9)
- Upsizing required in existing sanitary sewer downstream of SH 287 and Arapahoe Road (9)

- Lift Station needed at SH 7 and Sheridan Blvd (8)
- Waterline extensions required for development north of Erie Parkway and east of Weld County Road 3 (1, 4)
- Waterline extension required for development south and west of SH 287 and Arapahoe Road (9)
- Sanitary sewer improvements required for development north of Erie Parkway and east of Weld County Road 3, except for the southerly end of Section 17, and south of Erie Parkway east of Weld County Road 7 (1 through 4)
- Sanitary sewer improvements are required for the northeast corner of SH 7 and Bonanza Drive (7)

Storm Drainage

- Coal Creek south of Erie Commons and north of Briggs Street is in need of improvement to reduce erosion and stabilize the side slopes (5)
- Channel needed in Vista Ridge (7)
- Storm outfall improvements needed downstream of SH 287 and Arapahoe Road (9)

The following sub-categories of factor (f) were found in the Survey Area:

- Slopes and unusual terrain (Subareas 4, 5, 7 and 9)
- Street pavement absence and deterioration (Subareas 1- 5 and 6 - 9)
- Curb and gutter absence (Subareas 1 - 5, and 7)
- Street lighting inadequate and missing (Subareas 1 - 5, and 7)
- Overhead utilities (Subareas 5, 6, 7 and 9)
- Lack of sidewalks (where lighting, curbs and gutters are missing) (Subareas 1 - 5, and 7)
- Water and sewer service incomplete (Subareas 1 - 4 and 7 - 9)
- Storm sewer and drainage incomplete and inadequate (Subareas 5, 7 and 9)

(g) Defective or unusual conditions of title rendering the title non-marketable

A title search was not completed for the purpose of this analysis.

(h) The existence of conditions that endanger life or property by fire or other causes

This factor applies to threats to site users from fire, flooding, environmental contamination and other causes. With regard to fire, according to officials for the Mountain View Fire Protection District, several commercial properties within the Survey Area are not sprinklered. While the building code does not require that all non-residential buildings be sprinklered, the lack of fire protection infrastructure could be considered a threat to users. Having said this, it is difficult to be precise about where these properties are located, other than in Historic Downtown Erie

(Subarea 5) where fire officials were able to cite specific examples. (Note: Sprinklering requirements are based on classification, size, and presence of possible hazardous materials.) Unimproved and vacant parcels not serviced by water or lacking the appropriate flow or pressure could be considered to be a threat were a fire to occur, however, officials explain that they have the equipment (tanker trucks) to address the types of fires that might occur on these types of properties.

As reported above, there are two areas of concern within the Survey Area. One is classified as a brownfield property and the other as possessing hazardous waste and the affected parcels are located in Subareas 1, 3 and 5. Also reported above, the Historic Downtown Erie area (Subarea 5) generates a disproportionately high number of 911 calls when compared with other sectors of the community. Specifically, Historic Downtown Erie represents the second highest number of police reports taken for all subdivisions within the community. Finally, a flood hazard zone impacts properties within Subareas 5, 6 and 7.

The following sub-categories of factor (h) were found in the Survey Area:

- Fire safety problems based on discussions with fire department personnel or evidence of recent fire (Subareas 1, 2 and 5 - 7)
- Hazardous contaminants (Subareas 1, 3 and 5)
- High crime incidence (included in other factors) (Subarea 5)
- Floodplain or flood hazard (included in other factors) (Subareas 5 - 7)

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

As explained under factor (a) above, there is a significant inventory of residential and commercial properties in various states of disrepair, many of which have boarded up and / or broken windows, façade and roof damage, and insufficient fencing to protect pedestrians from unprotected trash and outdoor storage. In addition to physical deterioration, many of these buildings are also lacking fire protection (sprinklers). Finally, two parcels have been identified as areas of environmental concern by the EPA. These parcels are located in Subareas 1, 3 and 5.

The following sub-categories of factor (i) were found in the Survey Area:

- Hazardous contaminants
- Fire safety problems
- Buildings and facilities that appear unsafe

(j) Environmental contamination of buildings or property

As identified in Factor (d), (h) and (i) above, in October 2011, the EPA reported two areas of concern within the Survey Area with regard to environmental contamination. One it classified as a brownfield property and the other as possessing hazardous waste. Impacted parcels are located in Subareas 1, 3 and 5.

The following sub-category of factor (j) was found in the Survey Area:

- Hazardous contaminants

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

As explained above, Historic Downtown Erie (Subarea 5) has generated more than 3,100 calls for service since January 2008, or 19% of all reports by subdivisions within the Town and the highest number on a per capita basis. In addition to high levels of municipal services, there is substantial physical underutilization and vacancy of both sites and buildings.

The following sub-categories of factor (k.5) were found in the Survey Area:

- High crime incidence (reflected in police calls for service)
- Site underutilization (vacant land and buildings)

Summary of Factors

Table 1 summarizes the findings across all surveyed subareas. As shown, *ten* factors of the 11 total possible factors were found, to some extent, within the Survey Area. In this case, all ten factors (as discussed earlier) were present to a degree that appeared likely to have a significantly negative impact on safety, welfare and/or sound development.

Figure 2 illustrates the general location the above factors were present within the Survey Area.

Table 1
Town of Erie Area Conditions Survey
Summary of Findings

Blight Qualifying Factor	Present
(a)	X
(b)	X
(c)	X
(d)	X
(e)	X
(f)	X
(g)	
(h)	X
(i)	X
(j)	X
(k5)	X
Total Factors	10

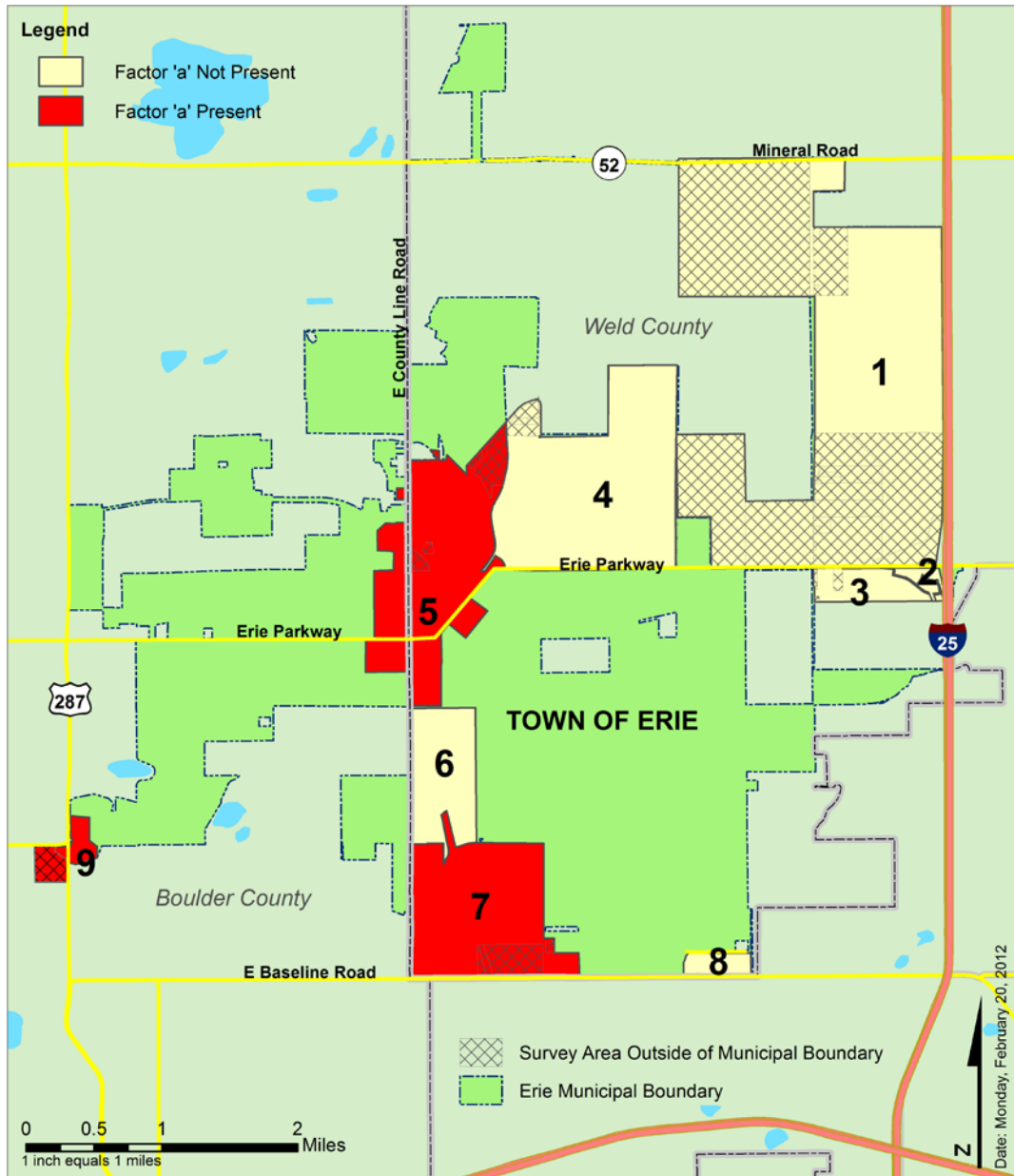
Source: Ricker Cunningham.



Appendix A: Survey Conditions (Factors) by Location

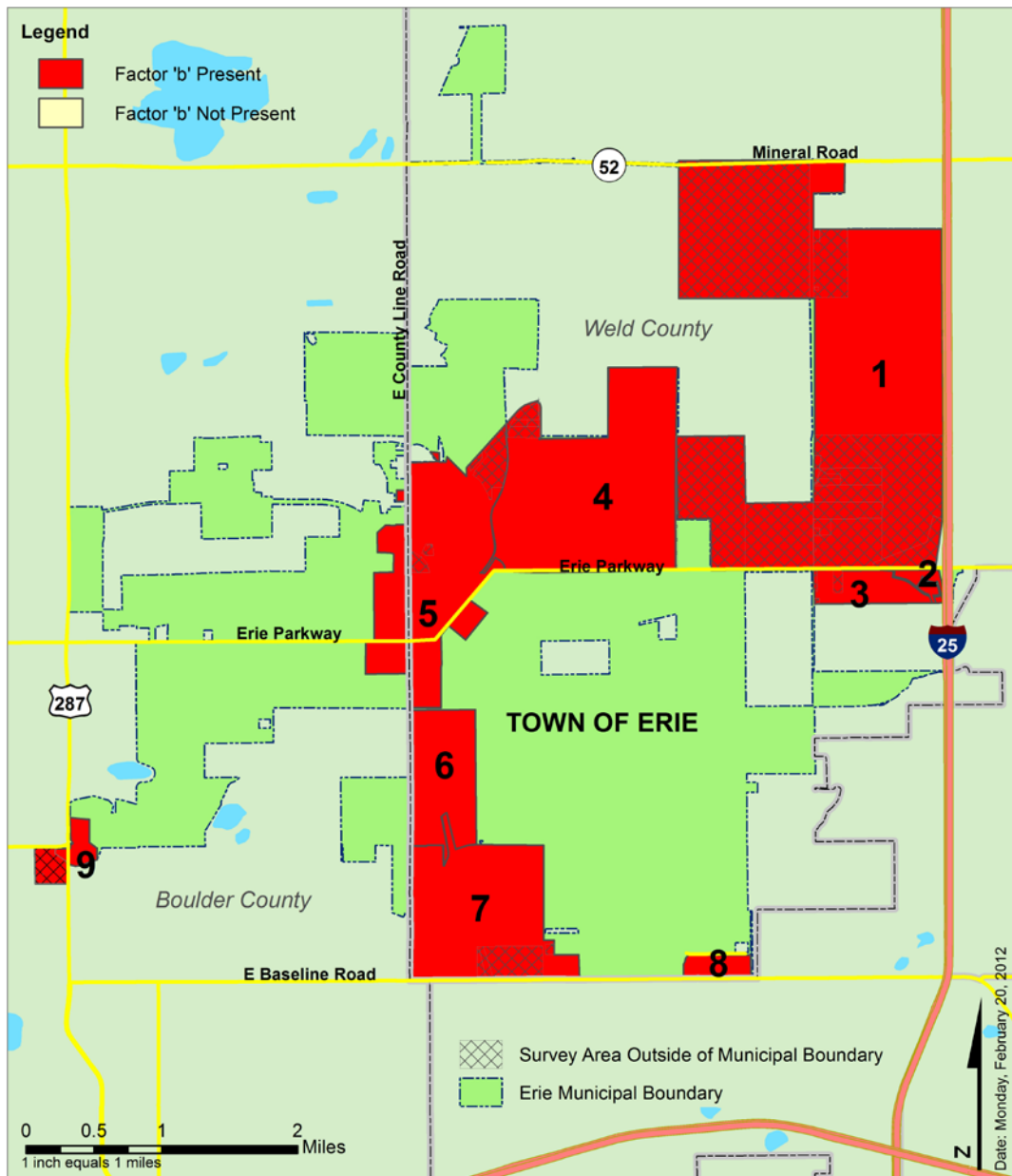
Factor (a)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (a) PRESENT



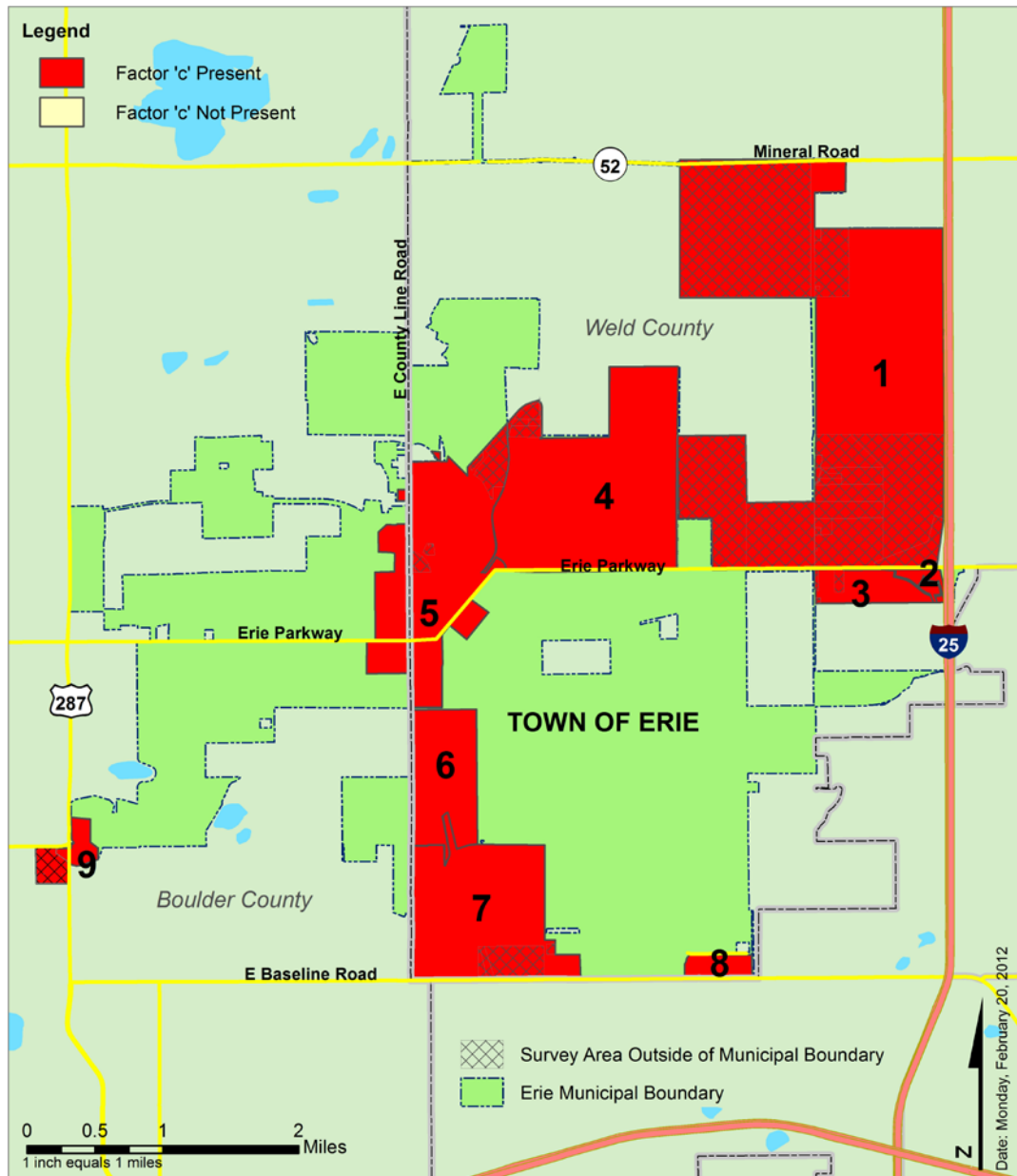
Factor (b)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (b) PRESENT



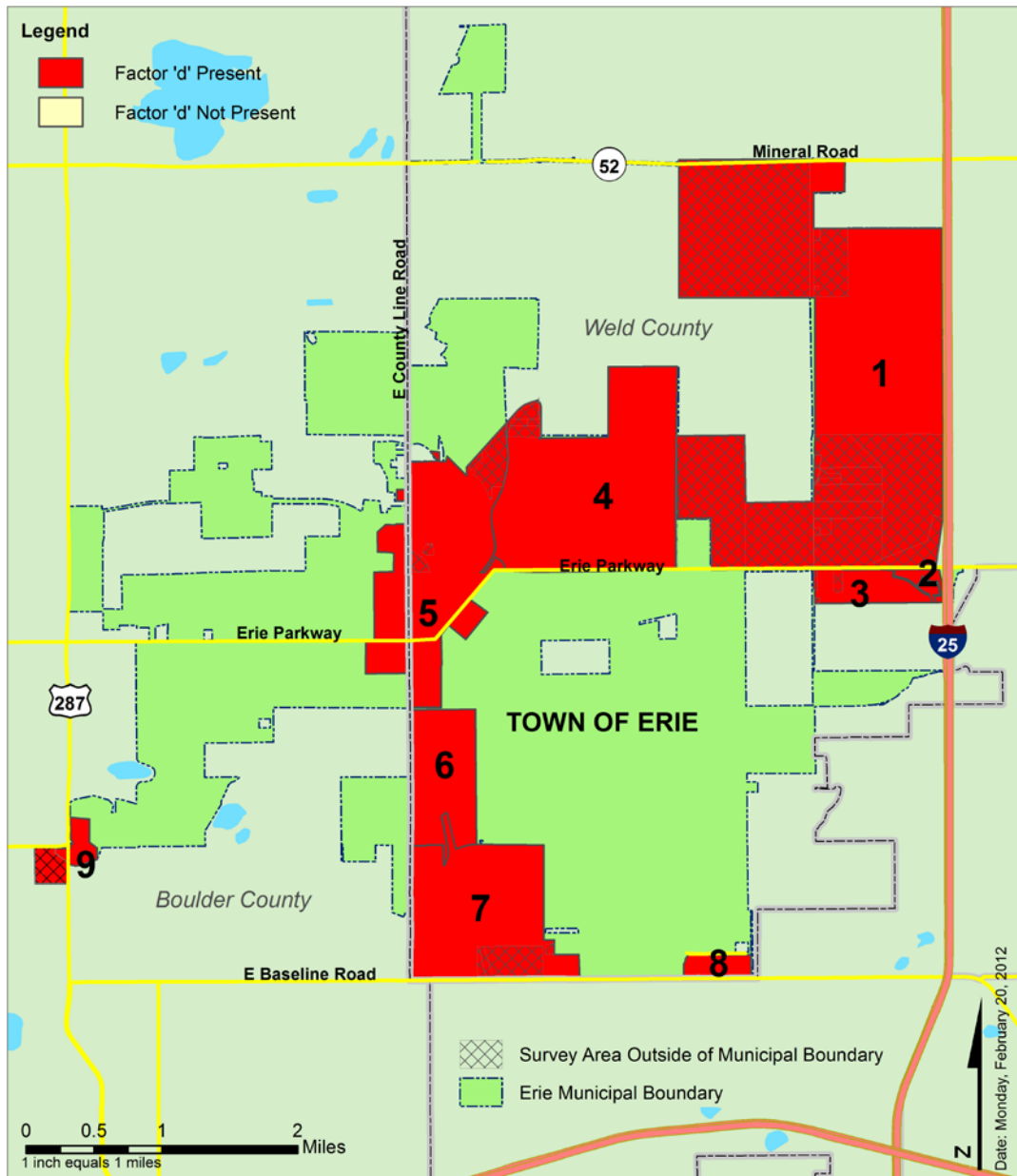
Factor (c)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (c) PRESENT



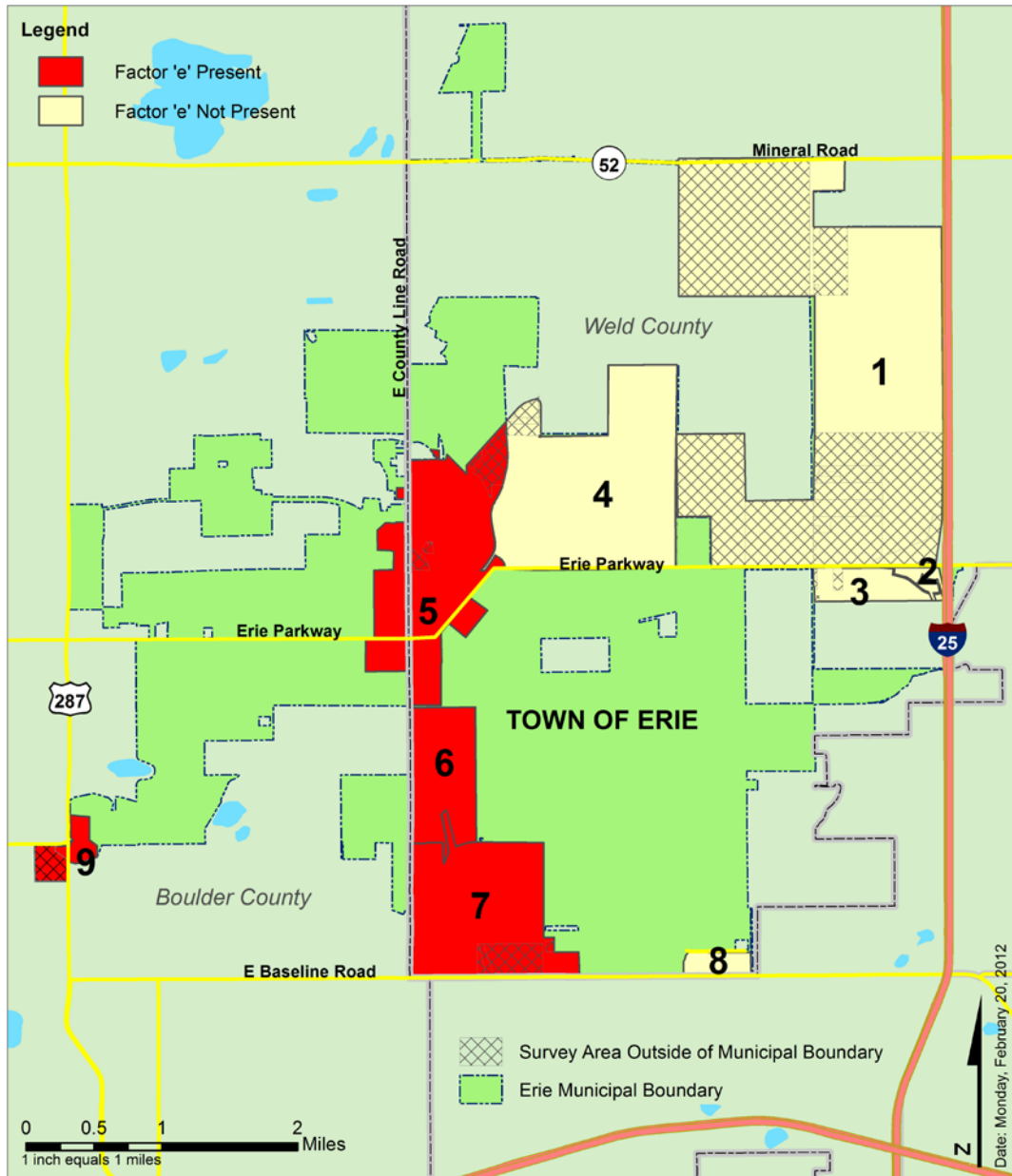
Factor (d)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (d) PRESENT



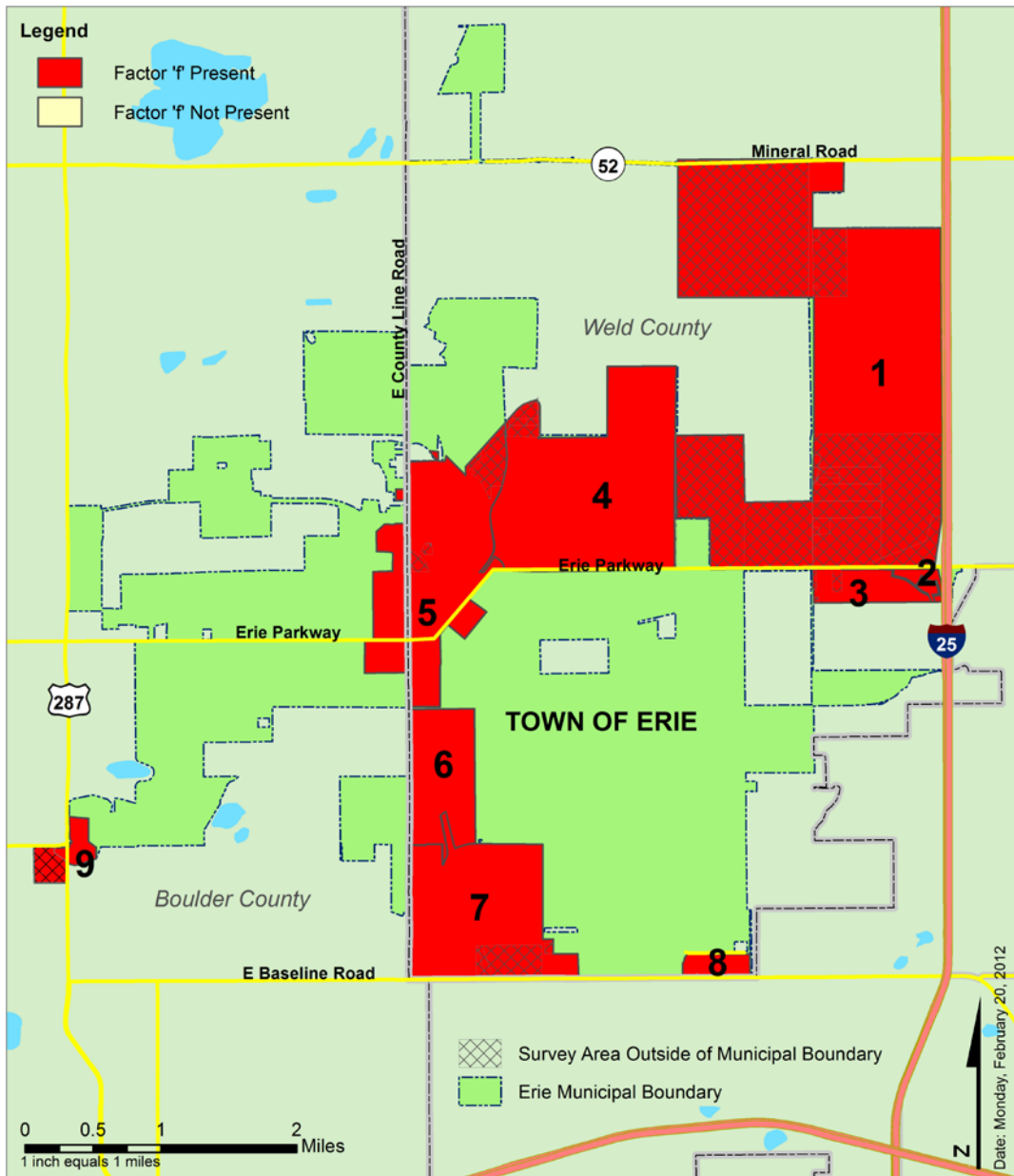
Factor (e)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (e) PRESENT



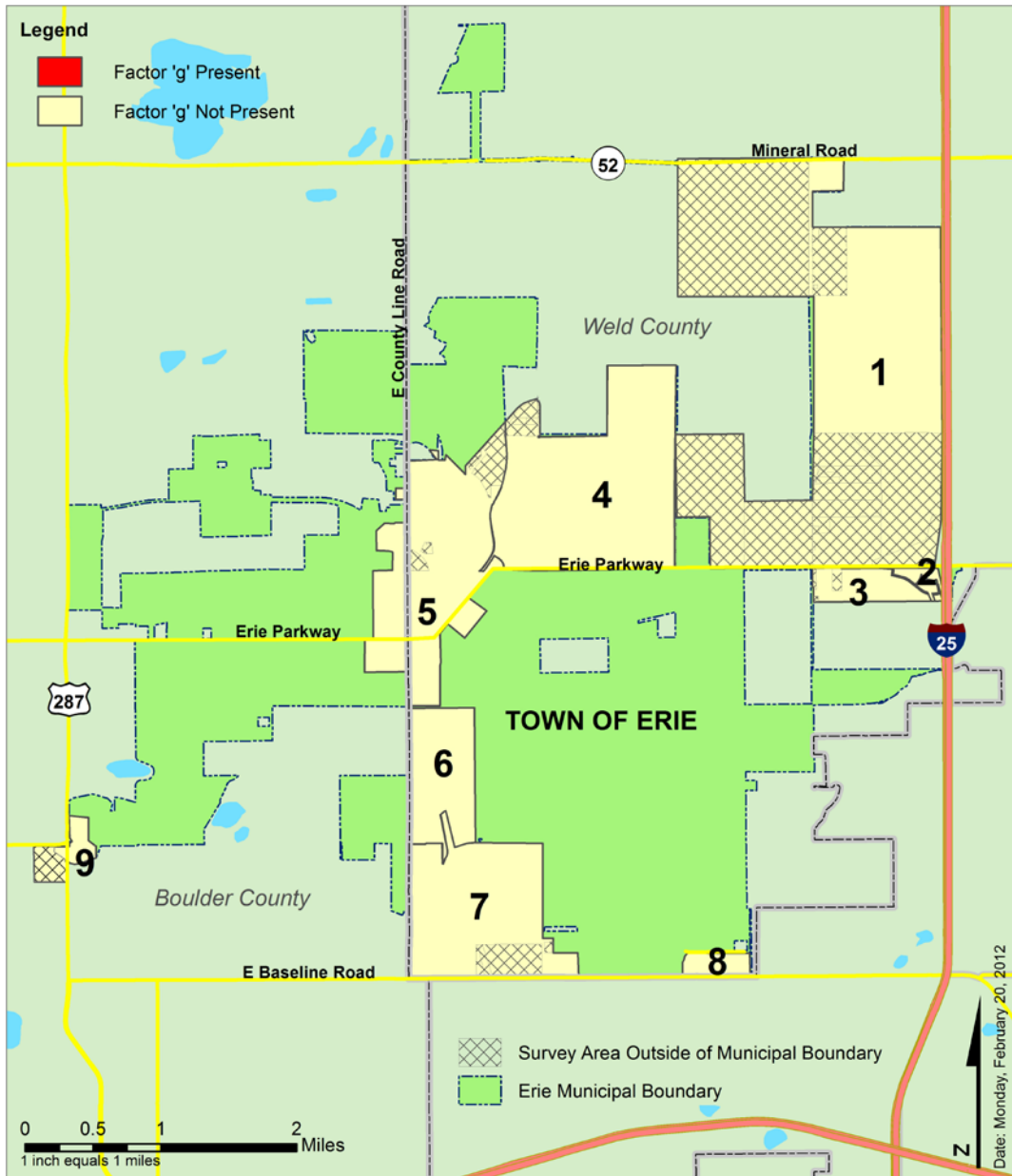
Factor (f)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (f) PRESENT



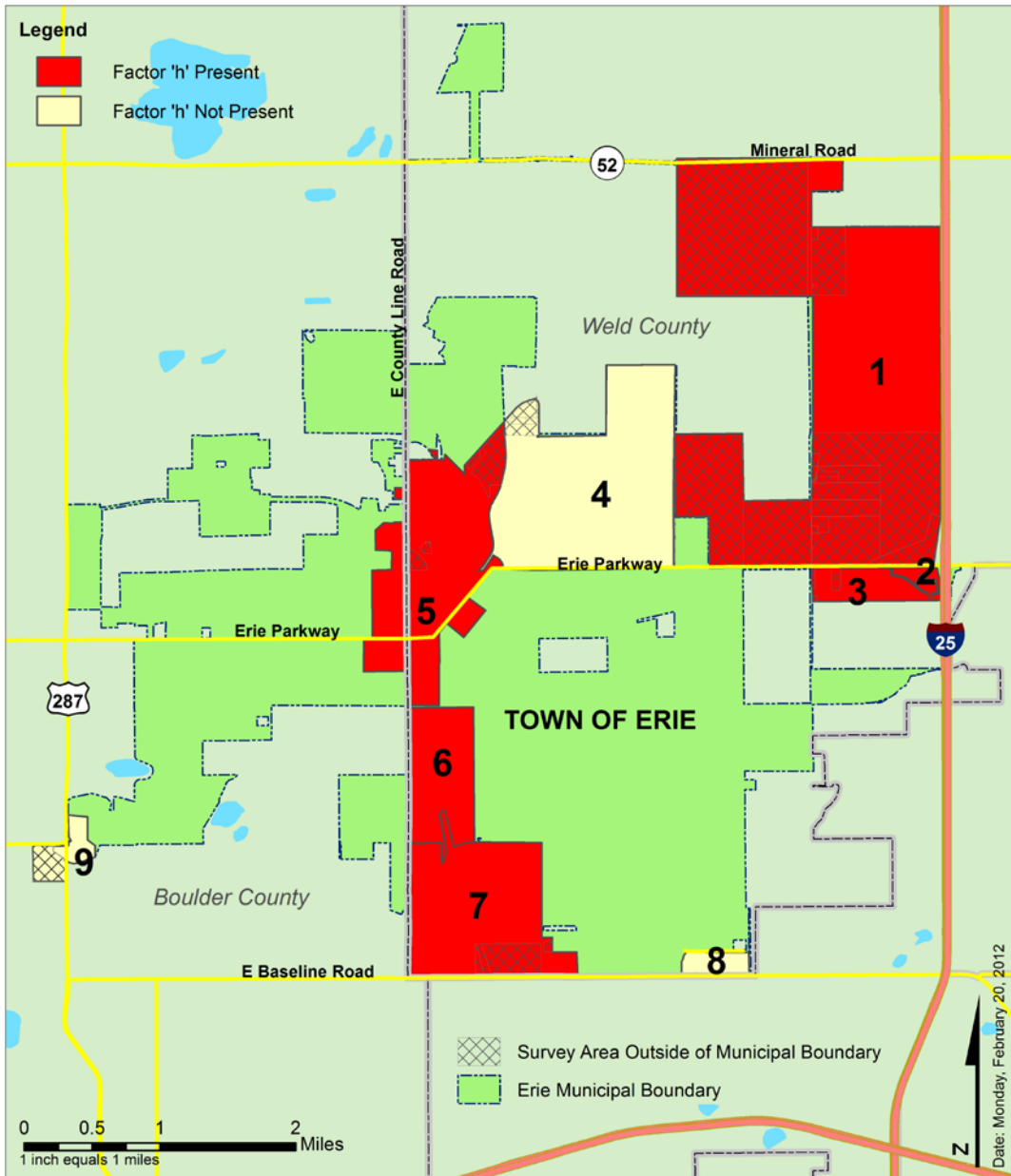
Factor (g)

TOWN OF ERIE COLORADO PARCELS IN SURVEY SUBAREAS SUBAREAS WITH CONDITION (g) PRESENT



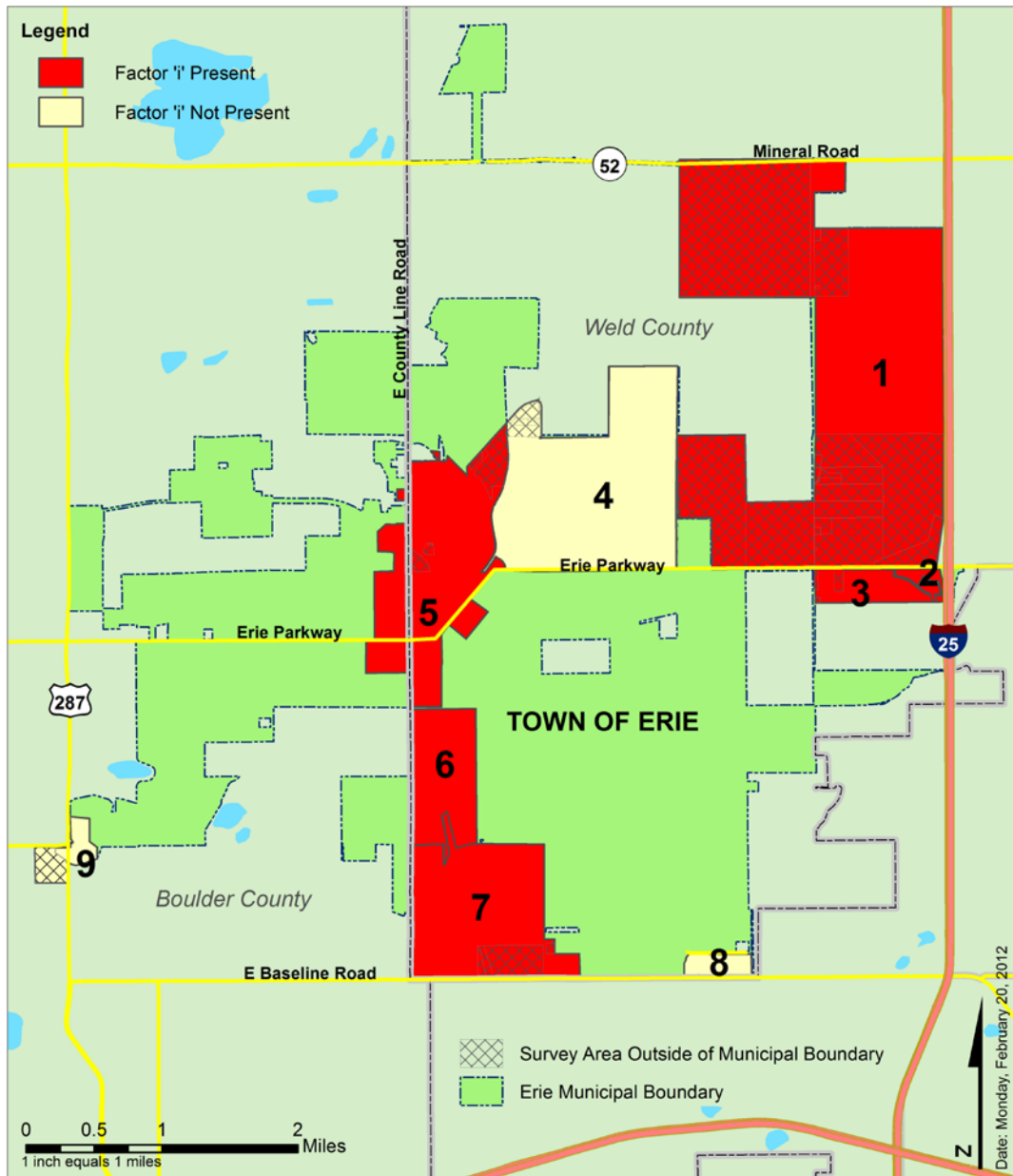
Factor (h)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (h) PRESENT



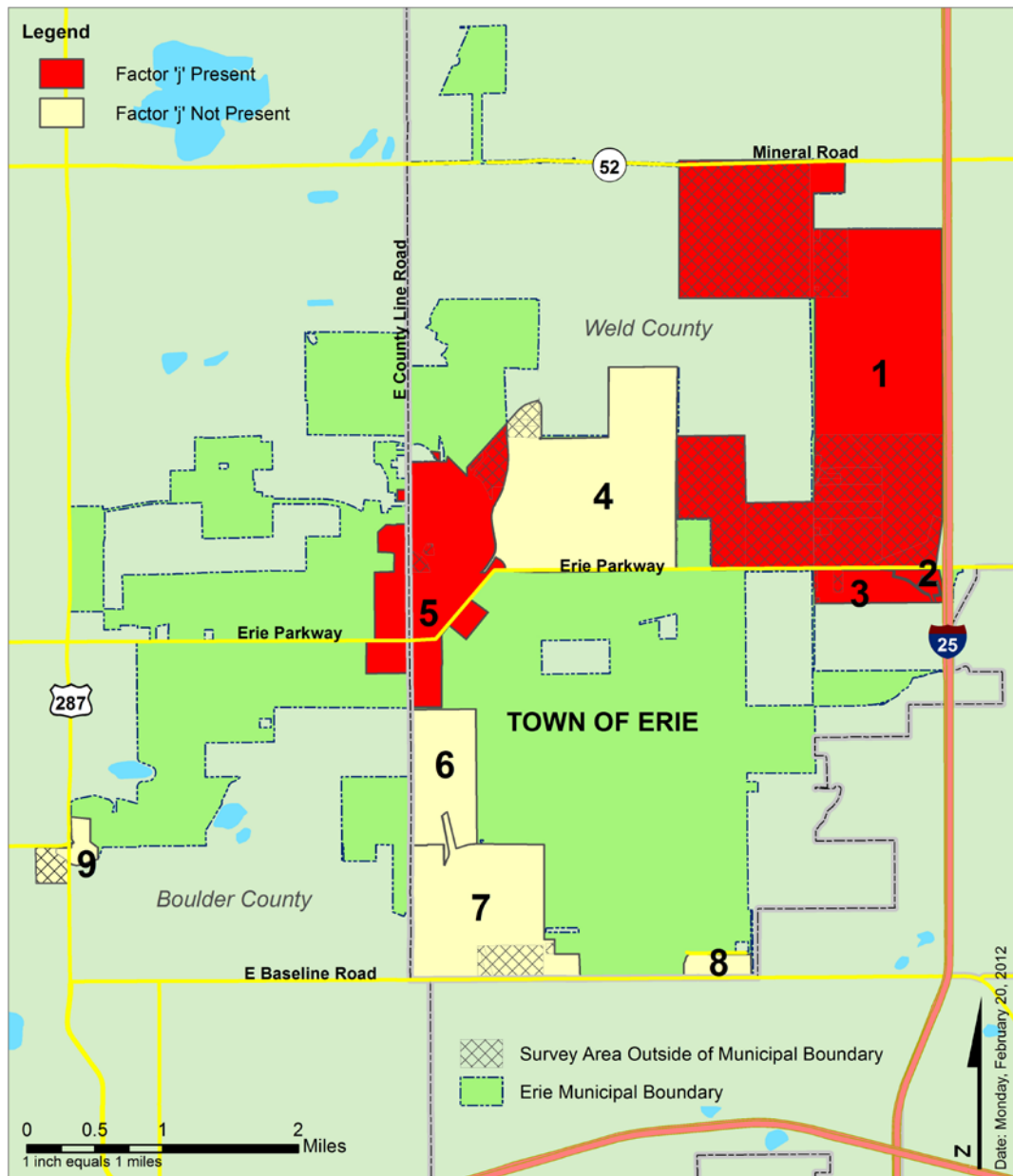
Factor (i)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (i) PRESENT



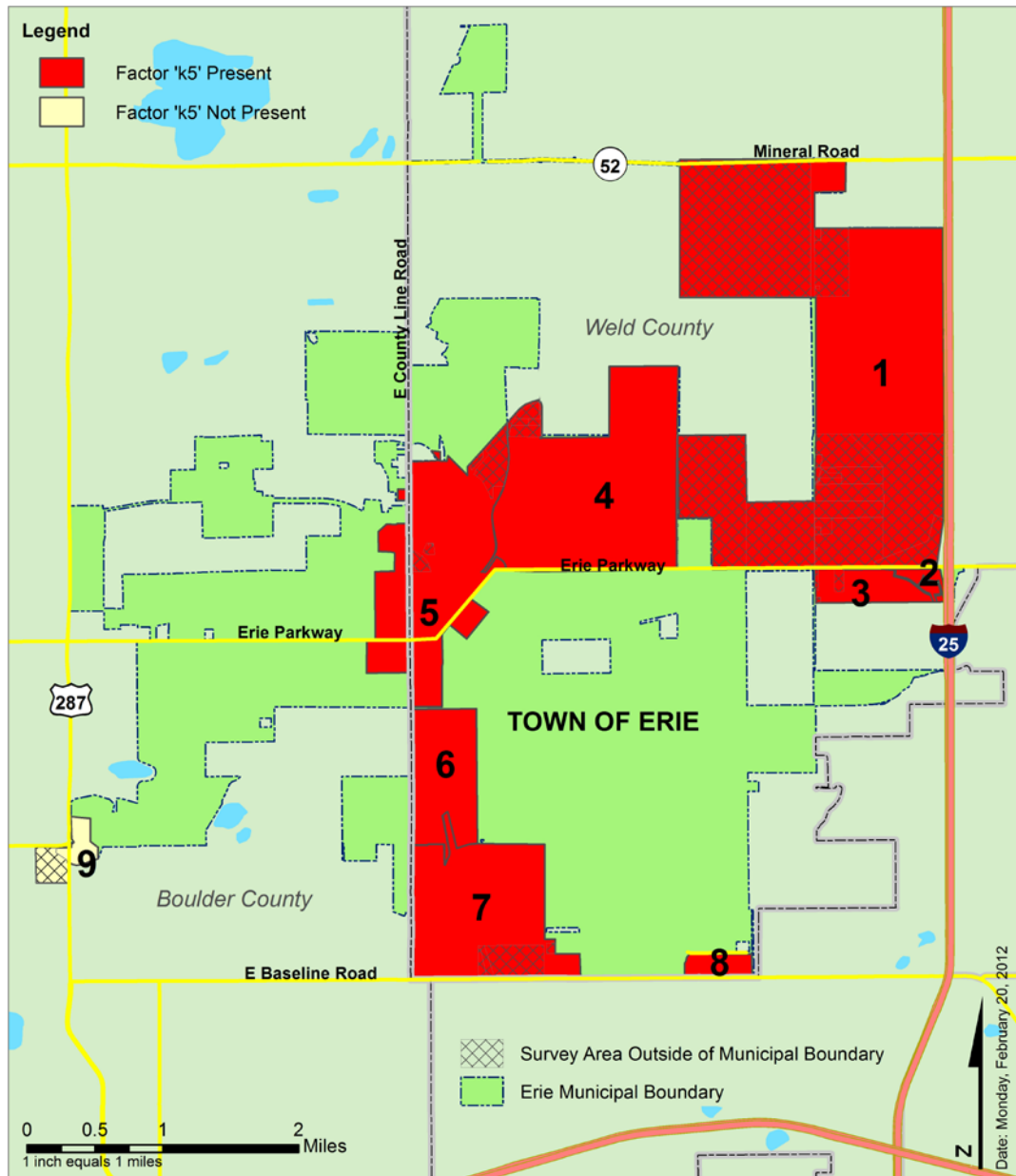
Factor (j)

TOWN OF ERIE COLORADO PARCELS IN SURVEY SUBAREAS SUBAREAS WITH CONDITION (j) PRESENT

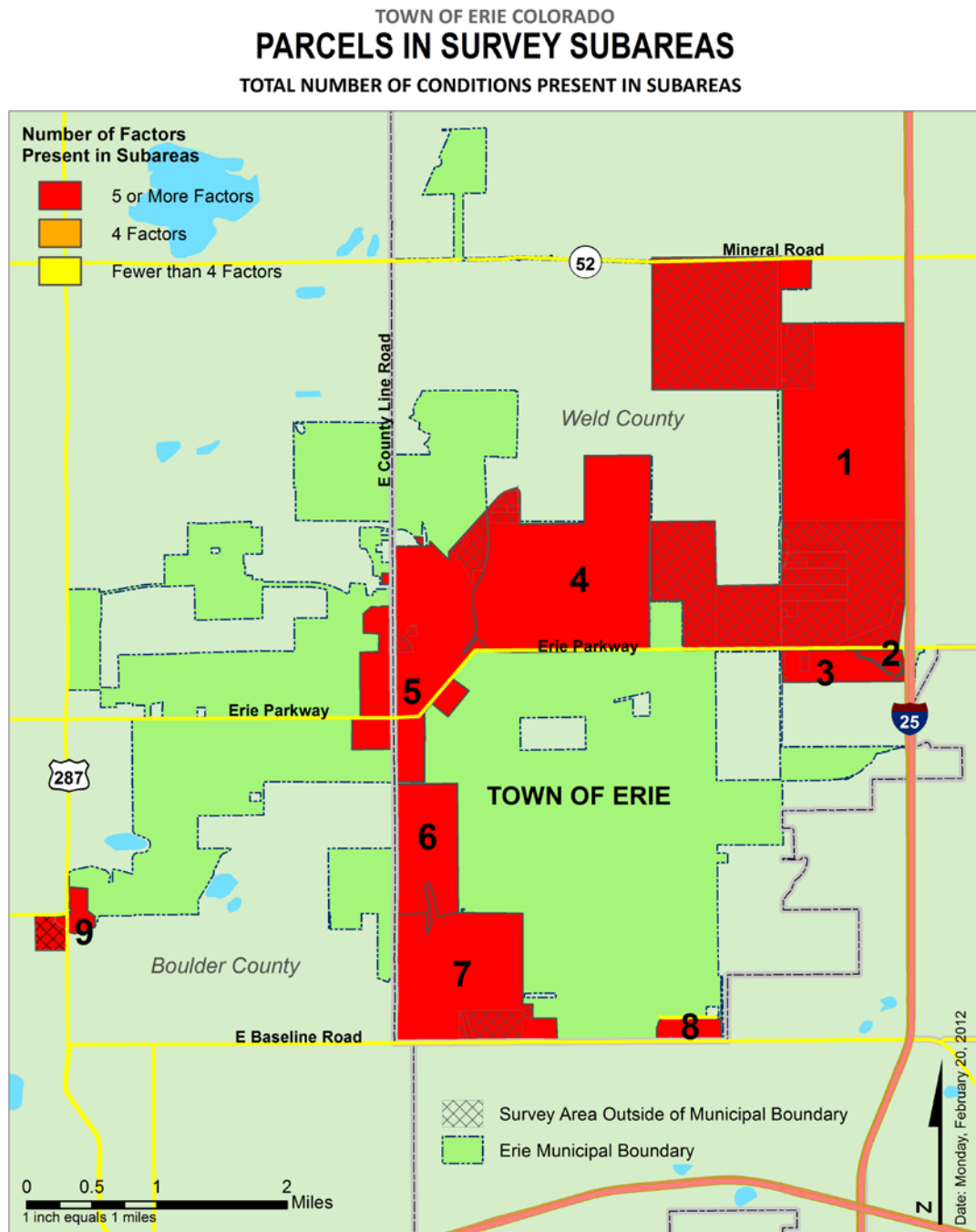


Factor (k5)

TOWN OF ERIE COLORADO
PARCELS IN SURVEY SUBAREAS
 SUBAREAS WITH CONDITION (k5) PRESENT



Totals





Appendix B: Photo Inventory

Factor (a)



Factor (b)



Factor (c)



Factor (d)



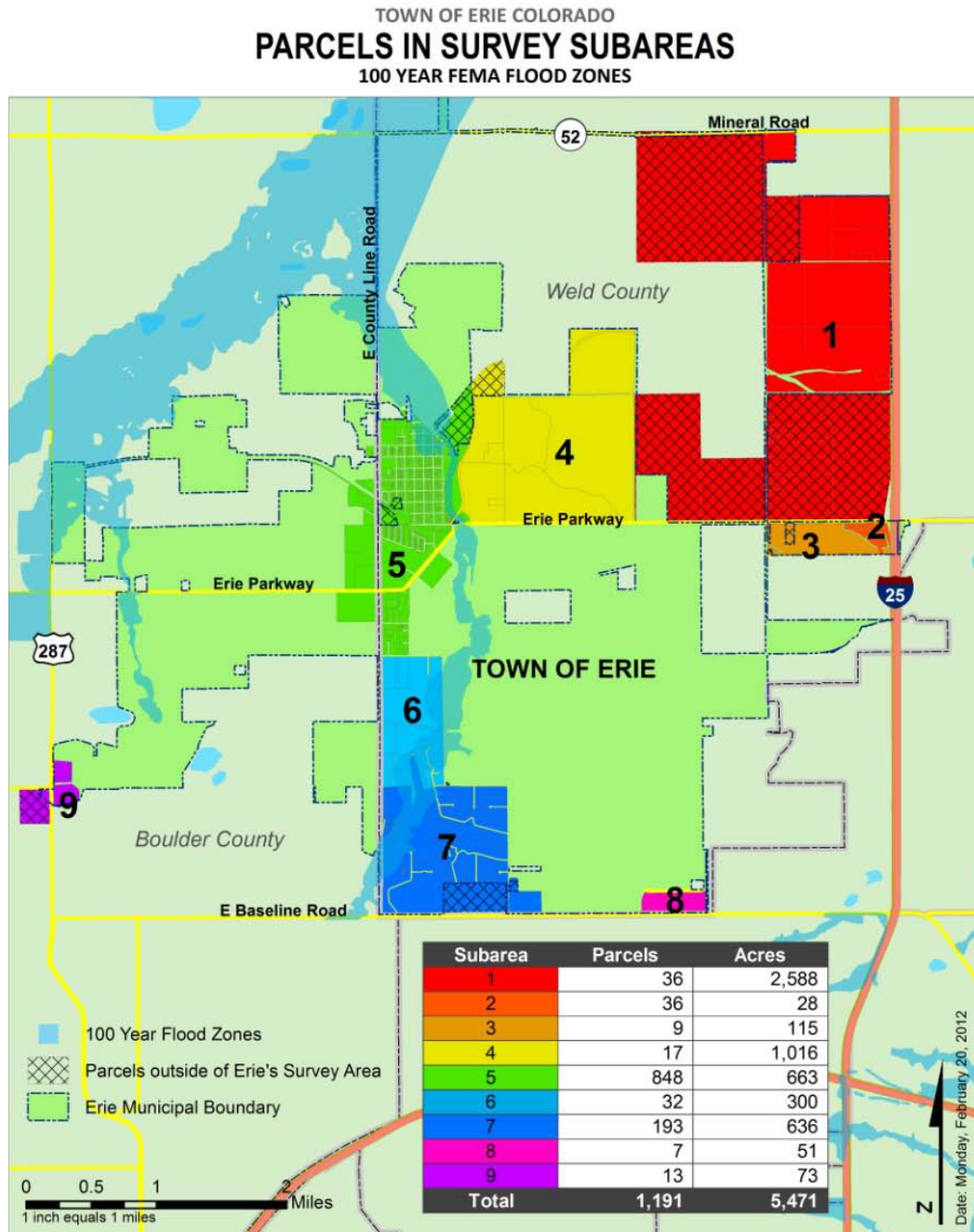
Factor (e)



Factor (f)



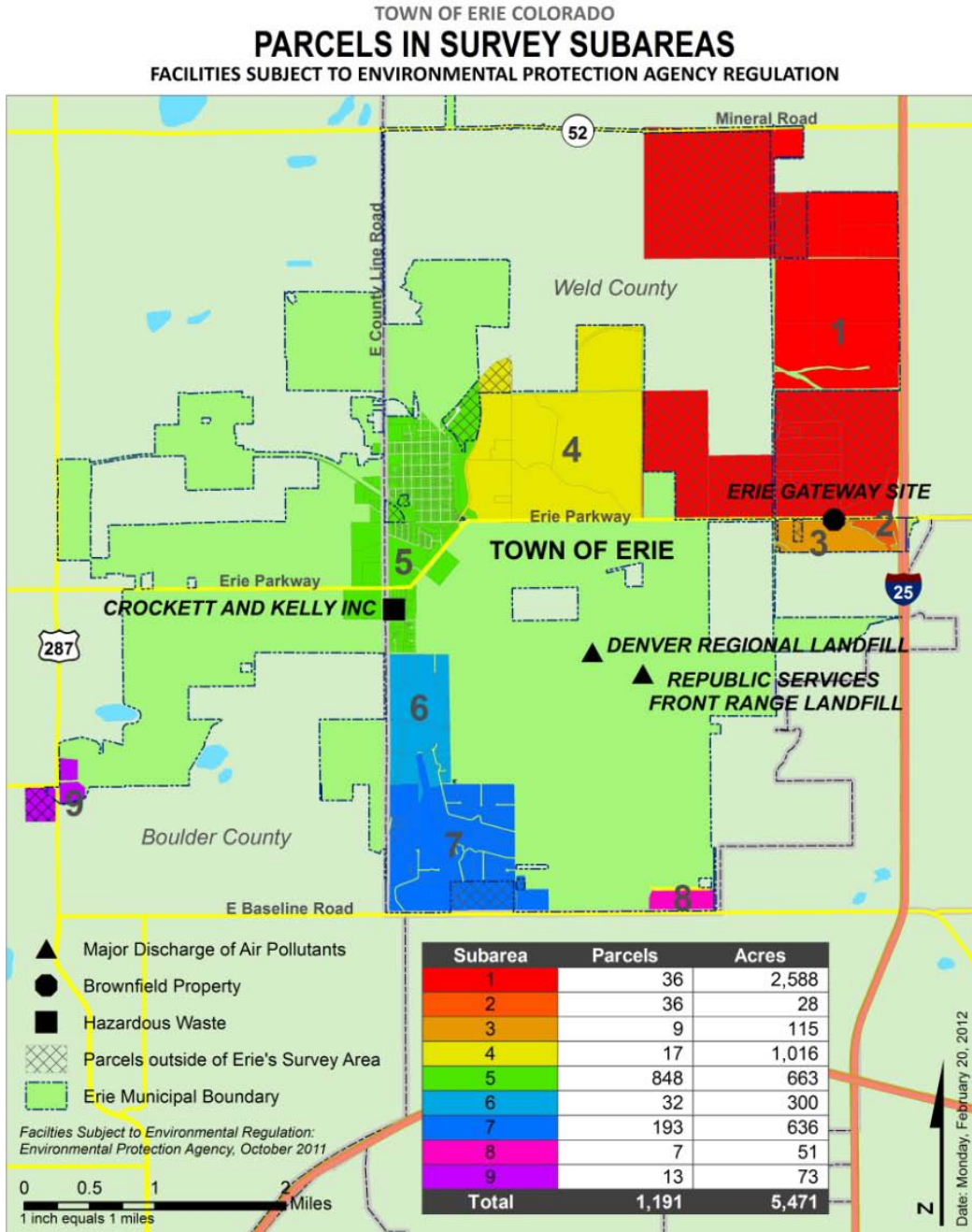
Factor (h)



Factor (i)

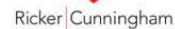


Factor (j)



Factor (k5)





Town of Erie Conditions Survey		FIELD INVENTORY January - February 2012															
ID	Parcel Description	a. Slum, Deteriorated or Deteriorating Structures	b. Faulty Street Layout	c. Faulty Lots	d. Unsanitary or Unsafe Conditions	e. Deteriorating Site/Other Improvements	f. Unusual Topography or Inadequate Public Improvements	g. Defective/Unusual Conditions of Title	h. Danger to Life, Property from Fire or Other	i. Unsafe - Unhealthy for Live Work	j. Enviro. Contamination	k.S. High Service Requirements or Site Under-utilization					
		Roof Walls/Facade/Soffits Foundation Gutters/downspouts Exterior Finishes Windows & Doors Stairways/Fire Escapes Mechanical Equipment Loading Areas Service Yards/Gates Other Structures	Vehicular Access Internal Circulation Driveway Definition/Cutbacks General Layout Substandard Traffic Accident History	Faulty Lot Shape or Layout Vehicular Access Inadequate Lot Size	Poorly Lit or Utility Areas Cracked or Uneven Sidewalks Hazardous Containers Poor Drainage Floodplain/Flood Hazard Grading/Slopes Unscrewned Trash/Mechanical Pedestrian Safety Issues High Crime Incidence Vagrants/Vandalism/Graffiti	Presence of Billboards Signage Problems Neglect/Maintenance Trash/Deliveries/Waste Parking Surface Lack of Landscaping	Slopes or Unusual Terrain Street Pavement Curb & Gutters Street Lighting Overhead Utilities Lack of Sidewalk/Parking Water/Sewer Service Stormwater Drainage	Defective Title	Fire Safety Problems Hazardous Contaminants High Crime Incidence Floodplain/Flood Hazard	Hazardous Contaminants Fire Safety Problems Building/Facilities unsafe	Hazardous Contaminants	High Fire Dept. Call Volume High Crime Incidence					
1	North of County Road 8, south of State Highway 52, west of Interstate 25, and approximately east of County Road 5		x x x x	x x x x	x x x x		x x x x		x x x x	x x x	x	x					
2	Southwest quadrant of Interstate 25 and County Road 8		x x x x	x x x x	x x x x		x x x x		x x x x	x x	x	x					
3	Southeast quadrant of County Road 8 and County Road 5		x x x x	x x x x	x x x x		x x x x		x x x x	x	x	x					
4	North of County Road 8, approximately south of County Road 10, west of County Road 5, and east of County Road 3		x x x x	x x x x	x x x x		x x x x		x x x x			x					
5	Generally east of County Road 3, south of Evans Street, west of County Line Road, however including select parcels west of County Line Road, and north of Bonnell Avenue	x x x x x x x x	x x x x x x x x	x x x x x x	x x x x x x x x	x x x x x x	x x x x x x	x	x x x x x x	x x x x		x y					
6	South of Bonnell Avenue, east of County Line Road, north of Arapahoe Road and west of the extent of Cessna Drive		x x x x x x	x x x x x	x x x x x x		x x x		x x x x	x x		x					
7	South of Arapahoe Road, east of County Line Road, north of Baseline Road, and west of approximately County Road 3	x	x x x x x x x	x x x x x	x x x x x x	x	x x x	x x x x x x x	x x x x	x		x					
8	Northwest quadrant of Baseline Road and Sheridan Parkway		x x x x x x	x x x x	x x x x x		x x x		x x x x			x					
9	Northeast, southeast and southwest quadrants of the intersection of North 107th Street and Arapahoe Road	x	x x x x	x x x x	x x x x x	x	x x x	x x x x	x x x x								
Totals		1 2 0 0 1 1 1 0 2 1 1 3 2	8 8 9 3 0	9 9 7	9 2 4 3 3 3 1 8 1 1 1	0 3 1 1 2 3	4 8 6 6 3 9 7 3	0	5 4 1 1 3	4 5 1	4	0 1 8					

Source: Ricker-Cunningham.